

Specific Plan
Haven Gateway Centre

III. PLANNING CONCEPTS

A. GOALS AND OBJECTIVES

Haven Gateway Centre at Ontario is a 162-acre master planned project that will accommodate the needs of a full range of industrial, business park and commercial/office uses. The Specific Plan provides site specific development standards and criteria within which development can occur.

Specifically, the plan is designed to achieve the following objectives:

1. Create a high quality, mixed-use development within which a viable balance of industrial, commercial/office and retail facilities can locate;
2. Establish design and development standards that will insure a high quality, integrated project that will endure over time;
3. Provide a land use that will allow development to occur in an orderly, integrated manner, and yet will have the flexibility to respond to changes in market demand;
4. Respond to the growing pressures of industrial and commercial/-office expansion in the Ontario region;
5. Provide an expanding industrial economic base for the City of Ontario;
6. Provide employment opportunities for people seeking to relocate to the Ontario Area to take advantage of the availability and affordability of housing, and for persons living in the Ontario area who are currently commuting to outlying employment centers;
7. Create a landscape and streetscape that will enhance the aesthetic and visual quality of the area;
8. Provide a planned infrastructure, utility and service program that can meet the expanding needs of the project site as they evolve, in an efficient and cost effective manner; and
9. Utilize landscape buffers to minimize disturbance from adjacent conflicting land uses.
10. Create an employment/service area which will relate and contribute to the surrounding region.

Specific Plan Haven Gateway Centre

B. VISUAL IMAGE

The visual image that will be created by Haven Gateway Centre at Ontario will be one of a high quality, landscaped, and integrated project, encompassing diverse industrial and commercial/ office facilities. A landscape theme and hierarchy will be established that will lend identity and coherence to the project area. Uniform lighting and a graphic system for signage will be integrated into the design and layout of the project. Haven Gateway Centre will serve as a visual landmark to people entering the project site via the Pomona (60) Freeway, and major arterial roads such as Haven Avenue and Mission Boulevard either by air at the Ontario International Airport or by freeways from the east and west.

C. COMMUNITY AND REGIONAL PERSPECTIVE

Over the past decade the Southern California region has experienced rapid growth. Much of the region's agricultural land has been converted to urban uses which include residential and industrial developments. The growth trend is continuing, expanding into new geographic areas. As pressures of expansion increase in the Los Angeles/Orange County area, cities in San Bernardino County also experience pressures to grow and expand.

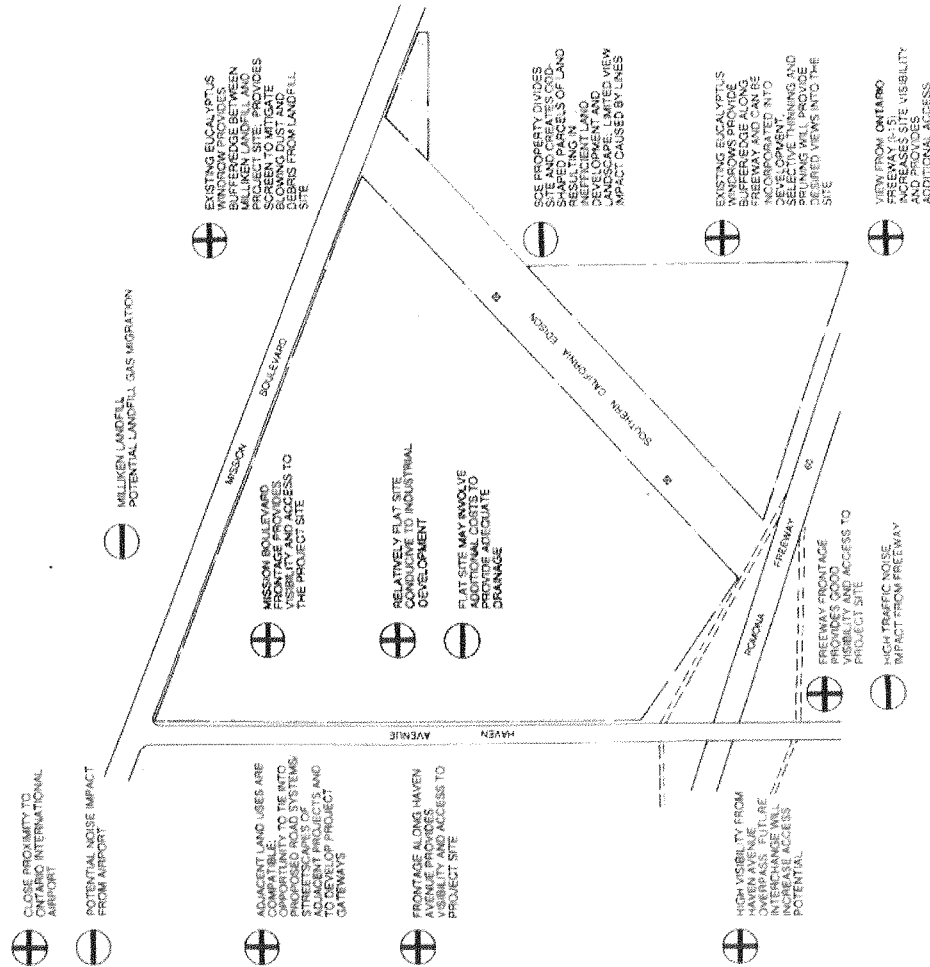
This area has become a focus of international interest and will emerge as a commerce node within the Pacific Rim. The Ontario International Airport establishes an Inland Empire anchor that creates a geographic triangle of international importance when connected with the Los Angeles International Airport and the Long Beach World Trade Center.

As a response to these pressures and to changes in regional economies, the City of Ontario is making a strong attempt to attract industry into the area, capitalizing on the City's central location in the growing Southern California region. The General Plan outlines a program for growth within the City, while the efforts of both the Redevelopment Agency and the local Chamber of Commerce are being directed to a large extent toward providing a structure within which this growth can occur.

The expansion of the Ontario International Airport is also a response to region-wide growth trends. The expansion will provide needed air carrier, transportation, and passenger facilities. The provision of this large local air carrier facility is to attract businesses looking to locate in the Southern California region.

Specific Plan Haven Gateway Centre

The Haven Gateway Centre is an integral part of this program, providing 162 acres of land for industrial, commercial/office, and business park expansion. It will serve as an employment base for a large number of people who are currently relocating to the Ontario area because of the availability of housing. In doing so, the project will aid in reducing regional energy consumption levels by reducing work related travel, providing an employment center close to growing residential areas.



 SITE OPPORTUNITIES

SITE CONDITIONS/ OPPORTUNITIES AND CONSTRAINTS

Exhibit 9